Recorded with
Manatee County Florida Clerk
Access Official Records at
www.ManateeClerk.com

THIS INSTRUMENT PREPARED BY:
Denise Escobosa, Consultant Project Manager
Independence Acquisition and Appraisal, LLC
On behalf of Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Ste. 800
Bradenton, FL 34205

PROJECT NAME: 44th Ave East
PROJECT NO: 6086960
PARCEL NO: 135
PID NO: 1494214453

==========SPACE ABOVE THIS LINE FOR RECORDING DATA==========

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT (hereinafter the **Easement**) made this 31 day of May, 2018, between **TERRY READ a/k/a TERRY REED,** a single man, as owner of the following described property, whose mailing address is 4304 62nd Street East, Bradenton, Florida 34208, (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

As used herein, the term "Grantor" shall include any and all heirs, legal representatives, successors or assigns of the Grantor, and all subsequent owners of the "**Property**" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH that Grantor, for and in consideration of the sum of ONE DOLLAR ($1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and transfer unto Grantee a ***nonexclusive temporary construction easement*** across, in, over, under, and upon the real property of the Grantor situated, lying and being in the County of Manatee, State of Florida (hereinafter the Property), particularly described as:

See legal description identified as Exhibit D attached hereto.

THIS Easement shall be for the purposes of conducting an asbestos survey of the main residence, demolishing the main residence, filling and grading the remainder pond and for all other construction purposes reasonably related to the construction to be undertaken by Grantee. This Easement is granted upon the condition that the clearing, grading and filling upon the Property shall not extend beyond the limits outlined above and that all clearing, grading and filling shall conform to all remaining improvements on the remainder Property and all work shall be performed in such a manner that remaining improvements will be left in same or like condition.

THAT said Grantor reserves the right to use the Property in any manner that will not prevent or interfere with the rights granted to the Grantee herein; provided, that the Grantor does not obstruct, or permit others to obstruct, the Property at any time without first obtaining express written consent of the Grantee.

THIS Easement shall be for a term of **Ninety (90) Days** and shall commence on the day of closing and terminate Ninety (90) days after closing, herein the effective date.

THIS Easement is made and executed under threat of and in lieu of eminent domain proceedings, and it is thus not subject to documentary stamp taxation.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

SIGNATURES AND ACKNOWLEDGEMENT APPREAR ON FOLLOWING PAGE.

Signed, sealed and delivered in the presence of two witnesses as required by law:

GRANTOR:
TERRY READ a/k/a TERRY REED
a single man

Amanda Sibley
Witness

Amanda Sibley 4-24-18
Printed Name and Date

Terry A. Read
Signature

TERRY A. READ 4-24-18
Printed Name and Date

Kathy L. Sasse
Witness

Kathy L. Sasse 4/24/18
Printed Name and Date

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 24th day of April, 20 18, by Terry Read a/k/a Terry Reed, a single man, who ✓ is personally known to me or ___ who has produced _____ as identification.

Affix seal below:

KRISTEN A. FERNANDEZ
MY COMMISSION # FF 107894
EXPIRES: June 14, 2018
Bonded Thru Notary Public Underwriters

Notary Public Signature

Kristen A. Fernandez
Printed Name

FF 107894
Commission Number

June 14, 2018
Expiration Date

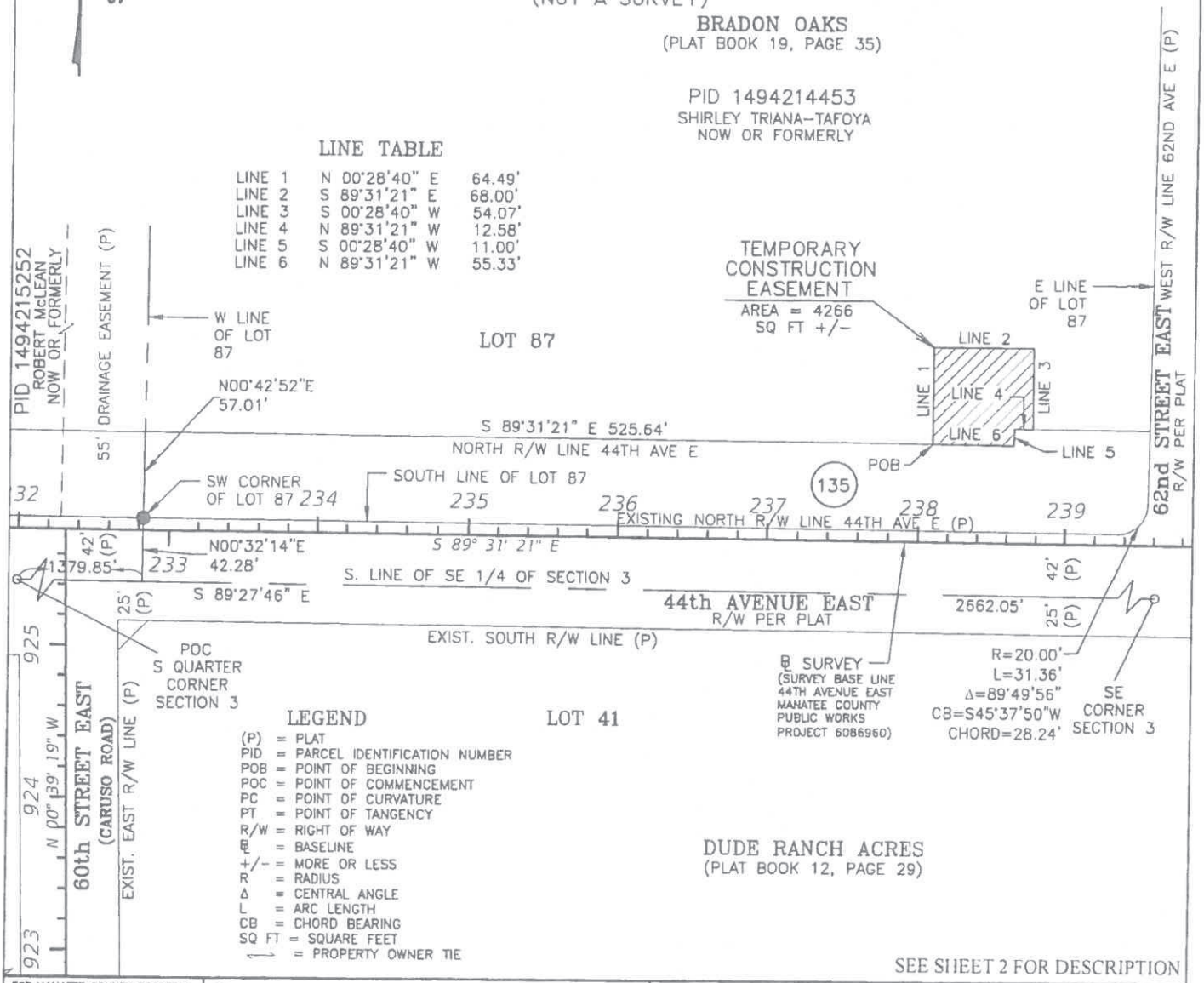
SE 1/4, Section 3, Township 35 South, Range 18 East
Manatee County, Florida

Exhibit "D"

Description and Sketch

44TH AVENUE EAST PER MANATEE COUNTY
PUBLIC WORKS PROJECT NUMBER 6086960
(NOT A SURVEY)

Scale: 1" = 100'



SEE SHEET 2 FOR DESCRIPTION

FOR: MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION Manatee County FLORIDA 1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205, (941)748-4501	BY: AECOM TECHNICAL SERVICES, INC. 7650 W Courtney Campbell Causeway, Suite 700 Tampa Florida 33607 Phone (813) 286-1711 Florida Certificate of Authorization No. LB7860	Sheet: 1 OF 2 Section 3, Township 35 South, Range 18 East Drawing Date: 1/9/17

Exhibit "D"
Description and Sketch

LEGAL DESCRIPTION

44th Avenue East (Manatee County Public Works Project Number 6086960)

Temporary Construction Easement 44th Avenue East Manatee County

That part of Lot 87, Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida, being in Section 3, Township 35 South, Range 18 East being more particularly described as follows:

Commence at the South Quarter Corner of said Section 3; thence South 89° 27' 46" East along the South line of the Southeast Quarter of said Section 3, a distance of 1379.85 feet; thence North 00° 32' 14" East, a distance of 42.28 feet to the Southwest corner of Lot 87; thence North 00° 42' 52" East along the west line of said Lot 87, a distance of 57.01 feet; thence South 89° 31' 21" East, a distance of 525.64 feet, to the POINT OF BEGINNING; thence North 00° 28' 40" East, a distance of 64.49 feet; thence South 89° 31' 21" East a distance of 68.00 feet; thence South 00° 28' 40" East, a distance of 54.07 feet to the Northerly right of way line of 44th Avenue East; thence along said North right-of-way line the following 3 courses, thence North 89° 31' 21" West a distance of 12.58 feet;thence South 00° 28' 40" West a distance of 11.00 feet; thence North 89° 31' 21" West a distance of 55.33 feet POINT Of BEGINNING.

Containing 4266 square feet, more or less.

General Notes:

1) The bearings shown on this description and sketch are based on the Florida State Plane Coordinate System, West Zone, 1983 North American Datum, 2011 Adjustment, as established from the south line of the Southeast Quarter of Section 3, Township 35 South, Range 18 East being a found nail and disk to a found nail deriving a bearing of South 89° 27' 46" East.
2) This legal description and sketch is supported by a Specific Purpose Survey dated 2/16 prepared under the responsible charges of Richard Edgerton, Professional Survey and Mapper Number 4292 of ZNS Engineering.
3) This legal description and sketch is incomplete without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

SEE SHEET 1 FOR SKETCH
NOT A BOUNDARY SURVEY
PARCEL ID NO. 1494214453.

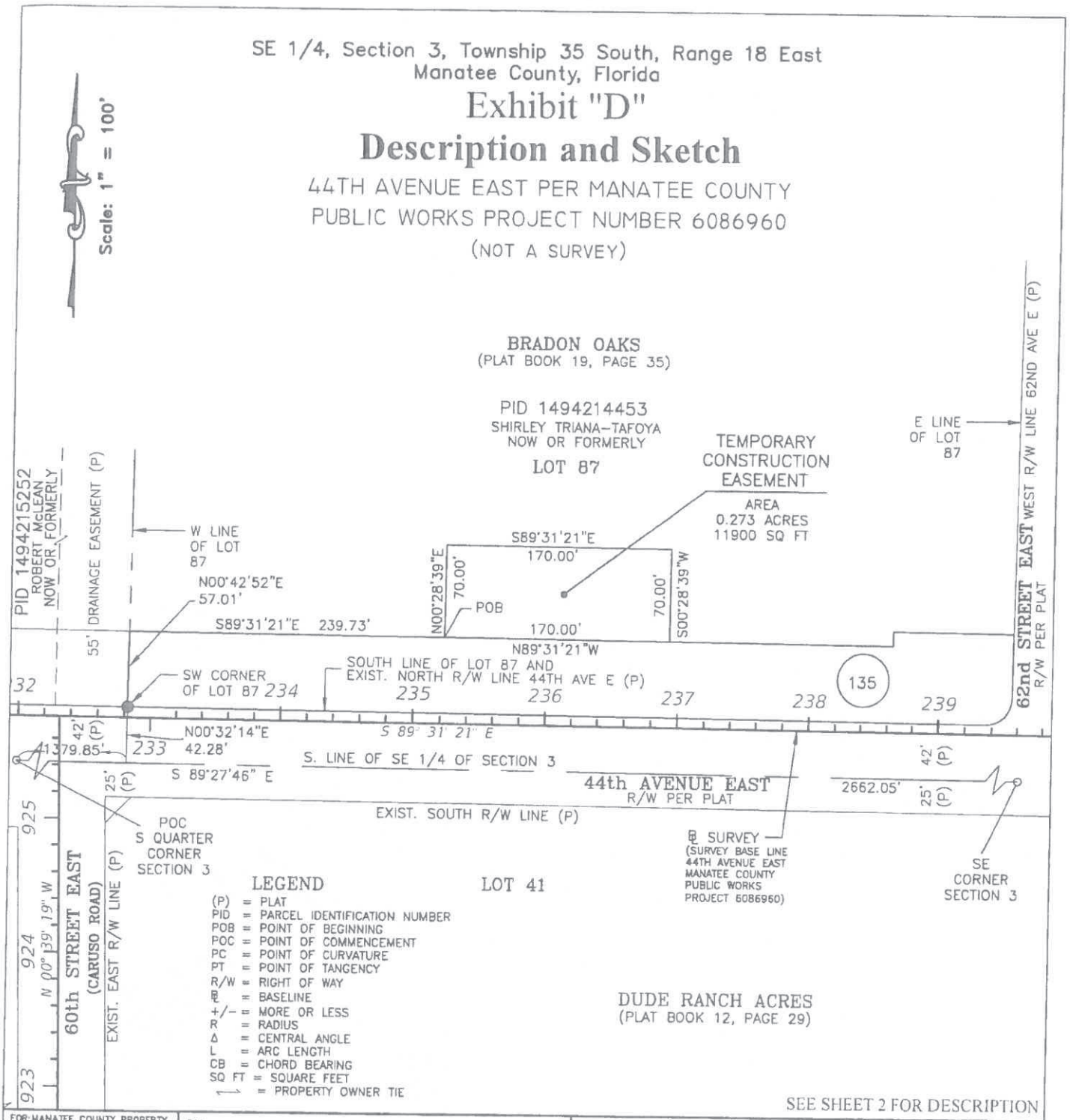
MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION Manatee County FLORIDA 1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205, (941)748-4501	AECOM TECHNICAL SERVICES, INC. Florida Certificate of Authorization No. LB 7860 Gary W. Lutes, PSM Florida Professional Surveyor & Mapper LS4367 7650 West Courtney Campbell Causeway Tampa, FLORIDA, 33607-1462, Telephone No. (813)286-1711 4/18/18 Date Drawn By: E. Melcolf Checked By: G. Lutes	FLORIDA REGISTERED NO. 4367 PROFESSIONAL LAND SURVEYOR GARY WILLIAM LUTES	Sheet: 2 OF 2 Section 3, Township 35 South, Range 18 East Drawing Date: 1/9/17

SE 1/4, Section 3, Township 35 South, Range 18 East
Manatee County, Florida

Exhibit "D"

Description and Sketch

44TH AVENUE EAST PER MANATEE COUNTY
PUBLIC WORKS PROJECT NUMBER 6086960
(NOT A SURVEY)



LEGEND

(P) = PLAT
PID = PARCEL IDENTIFICATION NUMBER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY
℄ = BASELINE
+/- = MORE OR LESS
R = RADIUS
Δ = CENTRAL ANGLE
L = ARC LENGTH
CB = CHORD BEARING
SQ FT = SQUARE FEET
⟷ = PROPERTY OWNER TIE

SEE SHEET 2 FOR DESCRIPTION

FOR: MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION

Manatee County FLORIDA

1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(941)748-4501

BY:

AECOM TECHNICAL SERVICES, INC.
7650 W Courtney Campbell Causeway, Suite 700
Tampa Florida 33607
Phone (813) 286-1711
Florida Certificate of Authorization No. LB7860

Sheet: 1 OF 2

Section 3, Township 35 South, Range 18 East

Drawing Date: 12/19/17

Exhibit "D"
Description and Sketch

LEGAL DESCRIPTION

44th Avenue East (Manatee County Public Works Project Number 6086960)

Temporary Construction Easement 44th Avenue East Manatee County

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Containing 0.273 acres or 11,900 square feet, more or less.

General Notes:

1) The bearings shown on this description and sketch are based on the Florida State Plane Coordinate System, West Zone, 1983 North American Datum, 2011 Adjustment, as established from the south line of the Southeast Quarter of Section 3, Township 35 South, Range 18 East being a found nail and disk to a found nail deriving a bearing of South 89° 27' 46" East.
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